





1360 West Main Road

106/54

Richard Wulsin was present. The client filed an account. They have 2 years on appeal in court. There have been no modifications to the property.

Board decision: the board voted to deny the appeal.

4:40 PM      Middletown Associates  
250-300 East Main Road

113/15A

Richard Wulsin was present. The client filed an account. They have 2 years on appeal in court. There have been no modifications to the property. Attorney Russ Jackson is representing the Town for this case.

Board decision: the board voted to deny the appeal.

4:50 PM      Lawrence Connell  
Shore Drive

116SE/2

Kathleen Connell and her daughter were present. Lawrence Connell, Kathleen's son, is active duty overseas. He did not file an account, did not object to the 12-31-08 assessment and has not modified the property, which is a vacant lot. Ms. Connell spoke to Tammy Boss last August, who said she would get back to me. The property has been aggressively marketed, but they had only one offer of \$900,000. The \$1.3 million assessment went to \$1.2 million in 12-31-08

Board decision: The board wants the Tax Assessor to look at land values as they relate to waterfront property to determine if assessments are consistent and fair in the Easton's Point and Indian Avenue neighborhoods.

5:00 PM      Kathleen Connell  
11 Shore Drive

116SE/1

The beach house is not valued for much, but the land value is high. They did not appeal in 2008 and 2009. The property can't be refinanced because the appraisal can't come close to assessed value.

Board decision: The board wants the Tax Assessor to look at land values as they relate to waterfront property to determine if assessments are consistent and fair in the Easton's Point and Indian Avenue neighborhoods.

233 Tuckerman Avenue

116SE/17

Board decision: the board voted to deny the appeal.

9 Shore Drive

116NE/85A

This property has been on the market for 2 years with Dave Lawrence. It is a half lot listed for \$700k. They received one offer of \$350K. They can only rebuild on grandfathered footprint which is tiny. Board voted to reduce assessment in 12-31-08.

Board decision: the board voted to deny the appeal.

5:20 PM Carmen & Lisa Ripa  
9 Orville Drive

106/38

Board decision: the board voted to deny the appeal.

5:30 PM Steven Avroch and Marie DiNinni-Avroch  
173 Center Avenue

115SE/27311

Board decision: the board voted to deny the appeal.

5:40 PM Timken LLC (continued from January 19, 2012 meeting)  
790 Aquidneck Avenue

114/93C

Timothy Downes and Steve Kirby present. The board was interested in the ROW easement, which is mentioned in the appraisal for the property as not having an impact on appraisal. Steve Kirby pointed out that the one strip of land in one zone has dramatically different value. He mapped out values of land on one side of street. Vision should use one formula on adjacent properties. The owner did pay more than the assessed value (\$900K) in 2008.

Board decision: the board voted 2-1 to deny the appeal (Tracy voted against denying the appeal).

5:50 PM William J. Wenzel Jr. and Janet M. Wenzel  
(continued from the January 19, 2012 meeting)  
60 Bayridge Drive 4C

113/3403

Board decision: the board voted to deny the appeal.

The meeting adjourned at 6:00 p.m.